

ABSTRACT

The subject of this thesis is the lease and sublease of non-residential premises amended by Czech law. The thesis clarifies the term “non-residential premises” in general as well as particular meaning. Hereafter is the thesis focused on the creation of the lease of non-residential premises, the essential elements of the lease agreement of non-residential premises, rights and obligations of landlords and tenants, especially the issue of handover of non-residential premises, maintenance and repair of non-residential premises, revisal of the premises by the landlord and securing and providing the services by the landlord. The thesis deals in detail with possibilities and conditions for termination of the lease. In order to assure better orientation of the reader the creation, content and termination of sublease are handled separately from the lease of non-residential premises in detached chapter.

In addition the thesis aims to outline the conceivable contractual arrangements of presentive institutes appearing in the lease agreement.

A special chapter is dedicated to the building conversions of non-residential premises, which are concerned as a particular issue causing fairly big complications. Furthermore the thesis describes the lease of non-residential premises by entrepreneurs together with the relationship of civil and commercial code with respect to lease of non-residential premises.

In conclusion the attention is paid to the new civil code, its brief description and enlightenment of the new arrangement of the lease.

The thesis operates with the expert's literature including commented Acts, periodical literature, expert's papers and a variety of judicial decisions, particularly of the Supreme Court of the Czech Republic.

Key words: non-residential premises, the lease, the sublease

